

**Certificate of Notice Page 1 of 5**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Franklin Spencer  
Debtor

Case No. 16-13374-mdc  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: ChrissyW  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Apr 24, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on  
Apr 26, 2019.

db +Franklin Spencer, 1100 E. Barringer Street, Philadelphia, PA 19119-3904

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 26, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 24, 2019 at the address(es) listed below:

DAVID M. OFFEN on behalf of Debtor Franklin Spencer dmo160west@gmail.com,  
davidoffenecf@gmail.com/offendr83598@notify.bestcase.com  
JASON BRETT SCHWARTZ on behalf of Creditor The Bank Of New York Mellon  
jschwartz@mesterschwartz.com, jottinger@mesterschwartz.com  
MATTEO SAMUEL WEINER on behalf of Creditor The Bank of New York Mellon fka The Bank of New  
York, as trustee for the certificateholders of the CWABS, Inc., Asset -Backed Certificates  
Series 2006-23 bkgroup@kmlawgroup.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 5

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In the Matter of

Franklin Spencer,  
Debtor

The Bank of New York Mellon, F/K/A The  
Bank of New York as trustee for registered  
Holders of CWABS, Inc., Asset-Backed  
Certificates, Series 2006-23, its assignees  
and/or successors in interest,  
Movant

vs.

Franklin Spencer,  
Respondent  
William C. Miller,  
Trustee.

CHAPTER 13

CASE NO. 16-13374-mdc

HEARING DATE: 03/12/2019

HEARING TIME: 10:30 a.m.

LOCATION

U.S. Bankruptcy Court  
Robert N.C. Nix Federal Courthouse  
Courtroom #2  
900 Market Street  
Philadelphia, Pennsylvania 19107

CONSENT ORDER RE MOTION FOR RELIEF

IT IS HEREBY CONSENTED by and between Movant, The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-23, its assignees and/or successors in interest, through its counsel, Jason Brett Schwartz, Esquire, and Debtor Franklin Spencer, through his counsel, David M. Offen, Esquire, and William C. Miller, Esquire, Chapter 13 Trustee, as follows:

1. Debtor shall maintain the regular monthly payments on Movant's loan obligation, and otherwise comply with all other terms of the subject Note and Mortgage, including, but not limited to, the requirement to maintain insurance naming Movant as the loss payee, encumbering the subject Property, generally described as 1100 E Barringer St, Philadelphia, PA 19119-3904,

in a timely fashion, commencing with the April 1, 2019 payment. Payments on Movant's loan obligation shall be made to Movant's servicing agent, Carrington Mortgage Services, LLC, Bankruptcy Department, P.O. Box 3730, Anaheim, CA 92806.

2. Debtor shall pay off arrearages in the total amount of \$15,637.54, representing the monthly payments (\$1,336.85 each) from May 2018 through October 2018, monthly payments (\$1,488.44 each) from November 2018 through March 2019, plus attorneys' fees and costs of \$1,031.00, less applied suspense of \$-856.76. Said arrearages shall be paid in monthly installments of \$2,606.26 each, commencing April 15, 2019, and continuing on the 15<sup>th</sup> of each month thereafter until August 15, 2019, with the balance of \$2,606.24 to be paid on or before September 15, 2019. Said payments shall be made to Movant's servicing agent, Carrington Mortgage Services, LLC, Bankruptcy Department, P.O. Box 3730, Anaheim, CA 92806.

3. In the event Debtor fails to timely and properly comply with the payments set forth in Paragraph 1 or 2 hereinabove, or any other terms of the subject Note and Mortgage including, but not limited to, the requirement to maintain insurance naming Movant as the loss payee, Movant may mail a Letter of Default to Debtor and Debtor's counsel. Debtor shall have fifteen (15) days from the date of mailing of said Letter within which to cure the existing breach. If Debtor fails to do so, then on the sixteenth (16<sup>th</sup>) day, Movant shall serve and lodge a Certification of Default along with a final Order for Relief from the Automatic Stay. Upon the entry of said Order, the Automatic Stay in the above-entitled bankruptcy proceeding shall be immediately vacated and extinguished for all purposes as to Movant, allowing Movant to proceed with foreclosure of the subject Property, pursuant to applicable State law.

4. Any funds received by Movant, which are subsequently returned for non-sufficient funds, including funds received and applied prior to the terms of this Order, shall be

subject to the default provisions contained herein.

5. Should Movant obtain relief from the automatic stay due to a breach of the terms of this Order, any Order for Relief from the Automatic Stay shall provide for the 14-day stay described by Bankruptcy Rule 4001(a)(3) to be waived.

6. A Notice of Fees, Expenses, and Charges pursuant to Bankruptcy Rule 3002.1(c) is not required for the fees and costs included and disclosed as part this Order.

7. Debtor and Movant hereby acknowledge that except as modified by this Consent Order, all terms, conditions, rights and remedies contained in the loan documents shall remain in full force and effect and continue to remain valid and enforceable. Debtor further acknowledges and agrees that this consent order is a supplement in addition to the loan documents and not in lieu thereof.

8. The parties agree that a signature transmitted electronically or by facsimile shall be accorded the same force and effect, and may be submitted to the Court. Any amendments to this consent order must be in writing signed by both the Debtor and the Movant or their respective counsel.

Dated: \_\_\_\_\_

Respectfully submitted,

MESTER & SCHWARTZ, P.C.

/s/ Jason Brett Schwartz

Jason Brett Schwartz, Esquire

1333 Race Street

Philadelphia, PA 19107

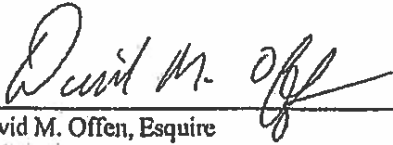
Telephone: (267) 909-9036

Facsimile: (215) 665-1393

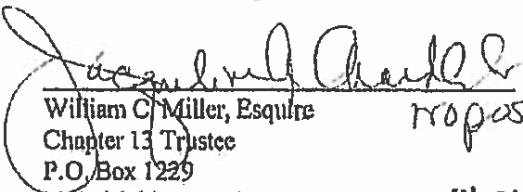
E-Mail: [jschwartz@mesterschwartz.com](mailto:jschwartz@mesterschwartz.com)

C.241-6983.NF

Dated: 4-15-2019

  
David M. Offen, Esquire  
The Curtis Center  
601 Walnut Street, Suite 160 West  
Philadelphia, PA 19106  
Telephone: (215) 625-9600  
Email: dmo160west@gmail.com

Dated: 4/17/19

  
William C. Miller, Esquire  
Chapter 13 Trustee  
P.O. Box 1229  
Philadelphia, PA 19105  
Telephone: (215) 627-1377

*proposed*  
\*without prejudice to any  
trustee rights or remedies

IT IS SO ORDERED

  
HON. MAGDELINE D. COLEMAN  
BANKRUPTCY JUDGE

*4/24/2019*